

Public Hearing

Planning Board

RE: Zoning changes to be voted at Town Meeting, May 12

April 23, 2018

Planning Board members present: Jenks, Eiseman (recording), Wilson, Laurie, Dewey
Other attendees on attached list

Abbie Jenks presented an overview of the town center proposal, its location and goals and led the discussion of key points in the warrant articles so attendees would understand what will be discussed at town meeting

It was noted by Board members that the zoning document can be amended and that this is a phased project which anticipates a slow-moving change. Eiseman opined that we are “setting the table but can’t necessarily predict who or when guests will arrive.”

There appears to be real concern among some attendees about excessive numbers of houses being built in the rural edge if sewer is extended and developers take advantage of density bonuses that may be allowed in the area. Also of concern to some in the audience is the creation of new roads or shared driveways and whether the Open Space Design elements might, in essence, do away with the frontage and acreage requirements for the Rural Edge zone. The members of the Board indicated that they would further discuss the implications of the zoning proposal for that area, including frontage and ownership requirements that appear to need clarifying for rural edge.

There was a question about warrant article #9 about word “rural” and whether that is accurate or might be a typographical error.

The Board acknowledged that some of the questions exposed a need for a hypothetical or real world example to deal with concerns about amount of housing that could be built given density bonuses and in the presence of other constraints.

See proposed section 125-18.3.C.(3)

“Limited Business” vs. “multi-use” language may need clarification along with the newly proposed addition to common driveway standards.

The hearing was closed at 9 pm.

Sign up sheet -

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